



# City of North Miami

## Generator Permitting Requirements & Procedures

The following is a list of required documents and procedures for generator permits.

*\* Two sets of each document must be provided for review.*

- 1) Site plans must indicate:
  - a. Existing building
  - b. Location of generators including distances to property line
  - c. Fuel tank capacity and location including distances to property line
  - d. Proposed screening (landscaping)
  - e. Location of electrical panel
  - f. Location of meter can and disconnect switch
- 2) Electrical information required:
  - a. Complete load calculations, riser diagram including conduit and wire sizes
  - b. Value of over current devices
  - c. Location and rating of transfer switch, transfer switch automatic or manual
  - d. Transfer switch shall be the same size of the service capacity
  - e. If applicable, listing for transfer switches as "suitable for service equipment"
  - f. Connection and wire size between generator frame and ground rod
  - g. Gas pipe bonding as per NEC 250.104(B)
  - h. Identification of system as either "separately derived" or "not separately derived"
- 3) Mechanical and Plumbing information required:
  - a. Type of fuel
  - b. Distances from ignition sources as per NEPA58
  - c. Distances to air intake appliances, crawl space, eave openings, and adjacent windows and doors
  - d. Location of engine exhaust
  - e. Gas line isometric (including pipe size, distance and regulator location), if applicable
  - f. Indicate pipe and gas line specifications
  - g. Indicate clearances for service
  - h. Sound level
- 4) General information required:
  - a. Slab details, cross section and anchoring system
  - b. Generator manufacturers specifications
  - c. Flood requirement, City ordinance Chapter 8.5, bottom of generator must be at the finished floor elevation of the house or higher
  - d. Provide elevation certificate, show crown of road elevation
- 5) See page 2 for zoning setback requirements

Additional requirements include:

- 1) Signed and notarized Building Permit Application
- 2) Signed and notarized Electrical Permit Application & Fee Sheet
- 3) Signed and notarized Plumbing or Mechanical Permit Application & Fee Sheet
- 4) Current survey, less than 5 years old
- 5) Homeowners Association approval, if required

Submit all the required documents and applications to the City of North Miami Building Department for review of the plans and issuance of permit by the officials.

*\* Portable generators that do not require hardwiring are not addressed in the code, as they are temporary in nature.*

## **ZONING CODE REQUIREMENTS FOR GENERATORS**

### Waterfront Properties in the R-1, Single-Family Residential Estate District

Required side-yard setback: 7.5' or 10% of the lot frontage, whichever is greater

Required rear-yard setback: 25'

\*A special exception use may be obtained when the 25' required rear setback cannot be met. The special exception criteria stipulates at least a 10' rear setback and the 7.5' or 10% side setback.

\*\*Any encroachment into the required setbacks, other than what is provided for as a special exception use, requires a variance.

\*\*\*Corner lots require a side-yard setback on the street side of 15' to 25'.

### All Other Single-Family Residential Districts and Non-Waterfront Properties in the R-1 District

Required side-yard setback: 7.5' or 10% of the lot frontage, whichever is greater

Required rear-yard setback: 5'

\*\*Any encroachment into the required setbacks, requires a variance.

\*\*\*Corner lots require a side-yard setback on the street side of 15' to 25'.

### R-4, R-5, and R-6 Districts, Multi-Family Residential (excluding townhouses)

Required side-yard setback: duplex-10' triplex-15' quad or more-30' to 35'

Required rear-yard setback: 5'

### Townhouses

Interior Lots:

Required side-yard and rear-yard setback: 5'

Corner Lots:

Required side-yard setback: 30' from the exterior side property line

Required rear-yard setback: 10'

\*\*Any encroachment into the required setbacks, requires a variance.